

IN RE: PETITION FOR RESIDENTIAL * BEFORE THE
 ZONING VARIANCE *
 E/S Jericho Road, 2280 ft. (+-/)* ZONING COMMISSIONER
 S of c/l Jericho Road *
 12235 Jericho Road * OF BALTIMORE COUNTY
 11th Election District *
 5th Councilmanic District * Case No. 96-389-A
 Ellwood L. Gruber, et ux *
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Ellwood L. Gruber and Ellen R. Gruber, his wife, for that property known as 12235 Jericho Road in the Kingsville section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 15 ft., in lieu of the required 50 ft., for an additional bath and storage room. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

5/10/96
 M. Howard

MICROFILMED

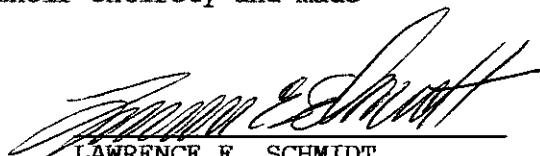
Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of May, 1996 that the Petition for a Zoning Variance from Section 1A04.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 15 ft., in lieu of the required 50 ft., for an additional bath and storage room, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by Development Plans Review Division dated April 26, 1996 (copy attached) are adopted in their entirety and made a part of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING

Date

By

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 4-23-96

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 4-22-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

389

390

392

394

395

396

397

398

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: April 17, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 389, 390, 391, 392, 393, and 395

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Keller

PK/JL

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**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

4-19-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 389 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

⁵⁴⁵⁻⁵⁵⁸¹
Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/18/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 22, 1996.

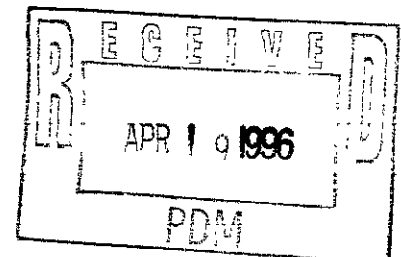
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 389, 390, 391, 392, 393, 394,
395, 397 AND 398.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

ENCLOSURE

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 26, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division
 Department of Permits & Development
 Management

SUBJECT: Zoning Advisory Committee Meeting
 for April 29, 1996
 Item No. 389

The Development Plans Review Division has reviewed the subject zoning item. This site is adjacent to the Little Gunpowder River and Gunpowder Falls State Park. Check with the State for the limits of the 100 year floodplain along the Little Gunpowder River.

The County requirements are:

The rear of buildings may not be constructed within 20 feet of the limits of the floodplain as established for a 100-year flood level with a 1-foot freeboard. See Plate D-19 in the Baltimore County Design Manual, adopted 1983 and revised February 1985.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the floodplain elevation in all construction.

RWB:HJO:jrb

cc: file

ZONE8A

MICROFILMED

PETITION PROBLEMS

#389 --- RT

96-389-A

1. Only 1 signature was notarized.

#394 --- MJK

1. No telephone number for legal owner.

#395 --- CAM

1. No review information on bottom of petition form.

#396 --- CAM

1. Plat says legal owner/applicant is "Ridgeway Manor Nursing Home". Petition says legal owner is "Burleigh Enterprise Limited Partnership". Which is correct???
2. Need title of person signing for legal owner.
3. Need address of legal owner (including zip code).
4. Need telephone number for legal owner.

April 15, 1996

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 8, 1996

Mr. and Mrs. Ellwood L. Gruber
2405 Pickwick Road
Baltimore, Maryland 21207

RE: Petition for Administrative Variance
Case No. 96-389-A
Property: 12235 Jericho Road

Dear Mr. and Mrs. Gruber:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

MICROFILMED





Petition for Administrative Variance

96-389-A

to the Zoning Commissioner of Baltimore County

for the property located at 12235 JERICHO ROAD

96-389-A

which is presently zoned R.C.S

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.B.3 (BCZR)

To allow a side yard setback of 15 ft. in lieu of the required 50 ft. for the ~~xxx~~ additional bath and storage room.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

HARDHIP - SIDE YARD SETBACK - 50 FT. REQUIRED - 15 FT. REQUESTED
(SAME AS OTHER SIDE)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

ELWOOD L. GRUBER

(Type or Print Name)

Signature

ELEN R. GRUBER

(Type or Print Name)

Signature

2405 PICKWICK RD 448-3184

Address

Phone No

BALTIMORE

MD.

21207-6634

City

State

Zipcode

Name, Address and phone number of representative to be contacted

(SAME AS ABOVE)

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: R.T.

DATE: 4-9-96

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 389

MICROFILMED

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2405 PICKWICK RD.
address
BALTIMORE MD. 21207-6634.
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

WE PROPOSE TO CONSTRUCT A 1 1/2 STORY (13'-0" W X 28'-0" L) ADDITION TO HAVE A UTILITY 1/2 BATH, AND STORAGE RM (SEE (1) ON SKETCH ATTACHED TO THE NORTH OF AN EXISTING BRICK ADDITION). THIS IS NECESSITATED PARTIALLY BECAUSE THE EXISTING FURNACE IS IMPROPERLY VENTED AND INSUFFICIENT STORAGE IS AVAILABLE FOR OUR FAMILY (TWO CHILDREN). WE HAVE IN THE FUTURE TO CONSTRUCT A 2-STORY ADDITION CONTAINING A FAMILY RM, WITH ADDITIONAL SPACE ON THE SECOND LEVEL (SEE (2) ON SKETCH, WHICH IS SOUTH OF (1) AND EAST OF EXISTING BRICK ADDITION.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Ellwood L. Gruber
(signature)
ELLWOOD L. GRUBER
(type or print name)



Elen R. Gruber
(signature)
ELEN R. GRUBER
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of APRIL, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

ELLWOOD LEROY GRUBER

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

APRIL 8, 1996
date

Michael J. Gallagher
NOTARY PUBLIC

My Commission Expires:

1/30/99

EXAMPLE 3 -- Zoning Description

96-389-A

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 12235 JERICHO ROAD.
(address)

Beginning at a point on the EAST side of
(north, south, east or west)
JERICHO RD. which is 30'
name of street on which property fronts) (number of feet of right-of-way width)
wide at the distance of 2,800' ± ± SOUTH of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street JERUSALEM RD.
(name of street)
which is 30' wide. *Being Lot # _____
(number of feet of right-of-way width)
Block _____, Section # _____ in the subdivision of _____
(name of subdivision)
as recorded in Baltimore County Plat Book # _____, Folio # _____,
containing 0.554 AC. Also known as 12235 JERICHO RD.
(square feet or acres) (property address)
and located in the 11 Election District, 5 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

MICROFILMED

ITEM# 389

12235 JERICHO RD (KINGSVILLE, MD).

POINT 34.39 FEET NORTH 47 DEGREES 55 MINUTES
30 SECONDS WEST FROM THE NORTHWEST CORNER OF
STONE DWELLING ERECTED ON THE PARCEL OF LAND
NOW BEING DESCRIBED, AND RUNNING THENCE BINDING
ON THE CENTER OF FRANKLINVILLE RD. (NOW JERICHO)
SOUTH 0 DEGREES 40 MINUTES EAST 100.00 FEET TO
AN IRON SPIKE DRIVEN @ CENTER OF SAID ROAD AND
RUNNING FOR A LINE OF DIVISION SOUTH 83 DEGREES
30 MINUTES 30 SECONDS EAST 229.95 FEET TO THE
CENTER OF THE LITTLE GUNPOWDER RIVER, THENCE
RUNNING WITH AND BINDING ON THE CENTER LINE OF
NORTH 5 DEGREES 40 MIN. 14 SEC. WEST 118.01 FT.
THENCE LEAVING THE CENTER OF SAID RIVER AND
RUNNING FOR A SECOND LINE OF DIVISION NORTH 87 DEG.
REES 45 MIN WEST 218.15 FT. TO THE PLACE OF
BEGINNING. CONTAINING .554 ACRES OF LAND MORE
OR LESS.

LIBER 2084 PAGE 39 & 40.

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ITEM# 389

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-389-A

District 1th Date of Posting 4/21/96

Posted for: Adm. Variances Closing 5-6-96

Petitioner: Edward S. Miller, et al.

Location of property: 12235 Derickson Road

Location of sign: Facing road on property being zoned

Remarks: _____

Posted by W. J. Kelly Date of return: 4/26/96
Signature

Number of Signs: 1

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF . ANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No

ITEM # 359

096509

DATE

4-9-96

ACCOUNT

R-001-6150

CIC - VARIANCE - \$50.00

CAC - SKN - \$35.00

AMOUNT \$

85.00

RECEIVED
FROM:

ELWOOD GRUBER

96-389-A

ADMIN. VARIANCE

FOR:

MICROFILMED

Reg. T.

01A00W055MICHRC

185.00

BA 0000 24A00A-00-04

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 389 Petitioner: ELLWOOD L. GRUBER
Location: 12235 JERICHO RD, KINGSVILLE, MD 21087

PLEASE FORWARD ADVERTISING BILL TO:

NAME: E.L. GRUBER

ADDRESS: 2405 PICKWICK RD.

BALTIMORE, MD. 21207-6634

PHONE NUMBER: 442-3184 (H), 442-0600 (W)

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 17, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-389-A (Item 389)
12235 Jericho Road
E/S Jericho Road, 2280' +/- S of c/l Jericho Road
11th Election District - 5th Councilmanic
Legal owner(s): Ellwood L. Gruber and Ellen R. Gruber

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before April 21, 1996. The closing date (May 6, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) Should your case require a public hearing, whether due to a neighbor's formal request or by Order of the Commissioner, the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by you, the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Ellwood and Ellen Gruber

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 7, 1996

Ellwood and Ellen Gruber
2405 Pickwick Road
Baltimore, MD 21207-6634

RE: Item No.: 389
Case No.: 36-389-A
Petitioner: Ellwood Gruber, et ux

Dear Mr. and Mrs. Gruber:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 26, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division
 Department of Permits & Development
 Management

SUBJECT: Zoning Advisory Committee Meeting
 for April 29, 1996
 Item No. 389

The Development Plans Review Division has reviewed the subject zoning item. This site is adjacent to the Little Gunpowder River and Gunpowder Falls State Park. Check with the State for the limits of the 100 year floodplain along the Little Gunpowder River.

The County requirements are:

The rear of buildings may not be constructed within 20 feet of the limits of the floodplain as established for a 100-year flood level with a 1-foot freeboard. See Plate D-19 in the Baltimore County Design Manual, adopted 1983 and revised February 1985.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the floodplain elevation in all construction.

RWB:HJO:jrb

cc: file

ZONE8A

RECEIVED

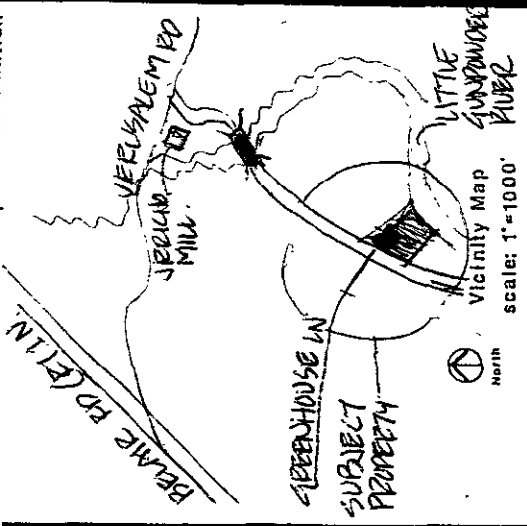
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 12235 JERICHO RD KINGSVILLE, MD

Subdivision name: GUNPODER RIVER

plat book # , folio # , section #
OWNER: EDWARD & ELLEN GRUBER

96-389-A

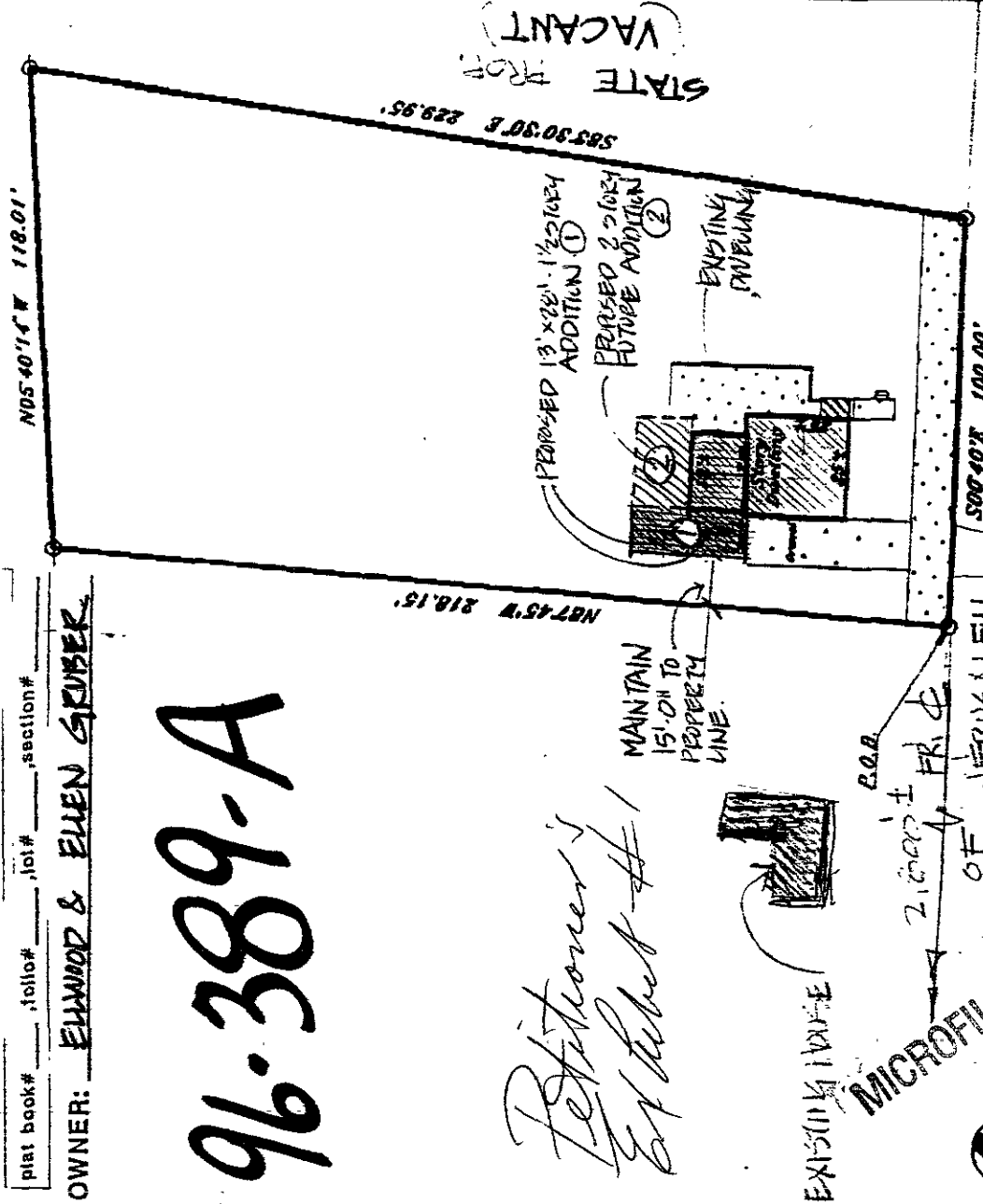


LOCATION INFORMATION

Election District: 11
Councilmanic District: 5
1"=200' scale map#: NE 15-K
Zoning: R.C.5
Lot size: .554 acreage square feet
public ☐ private ☒
SEWER: ☐ WATER: ☐
Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: R.T. ITEM #: 389 CASE #:

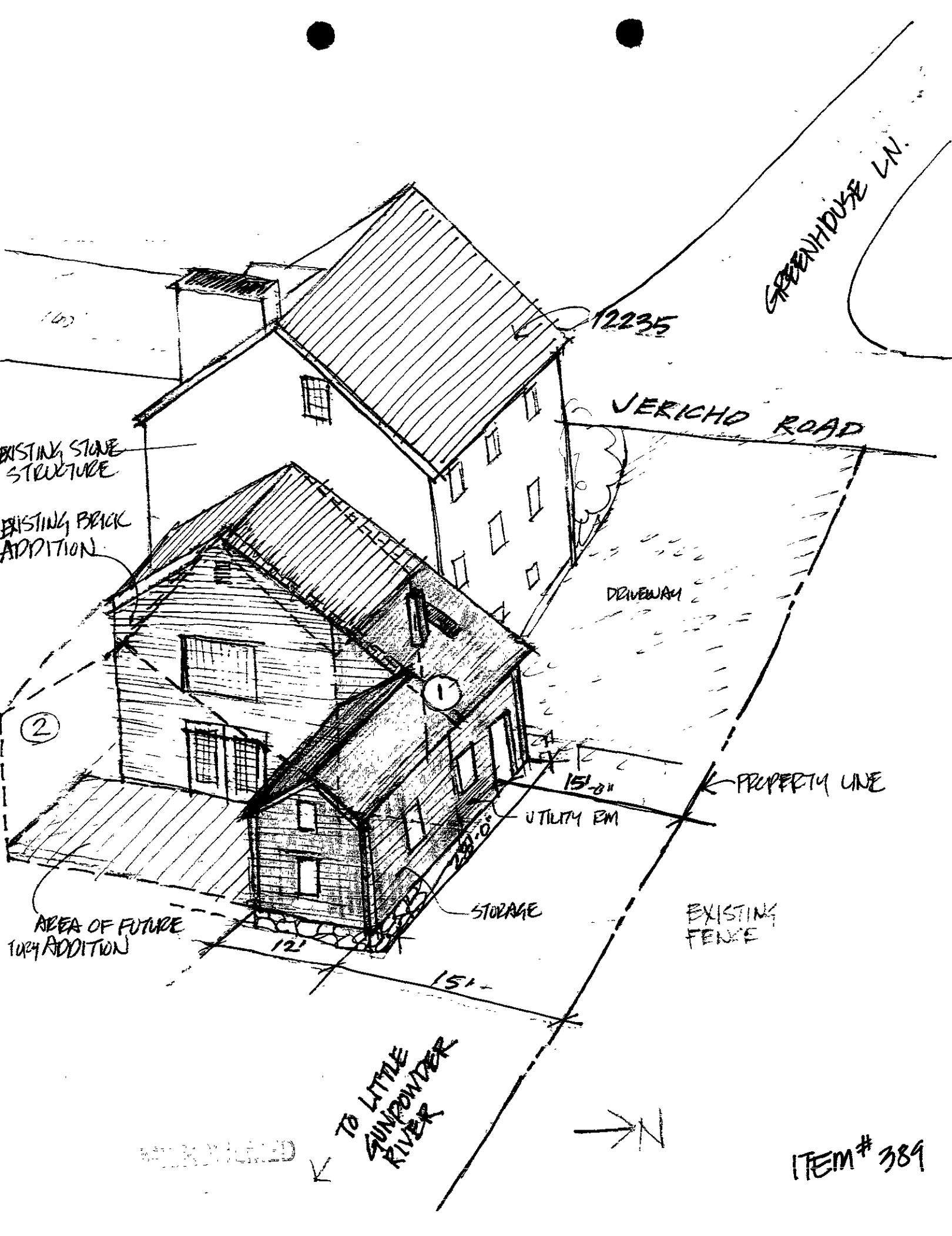


*Petitioner's
Exhibit #1*

MICROFILMED

JERICHO RD.

North
date: 4/3/96
prepared by: W. G. GUNPODER
Scale of Drawing: 1" = 45'



GREENHOUSE LN.

12235

JERICHO ROAD

EXISTING STONE
STRUCTURE

EXISTING BRICK
ADDITION

DRIVEWAY

②

①

151'-0"

PROPERTY LINE

UTILITY EM

281'-0"

STORAGE

EXISTING
FENCE

AREA OF FUTURE
TORY ADDITION

121'-0"

151'-0"

TO LITTLE
GUNPOWDER
RIVER

UNRECORDED

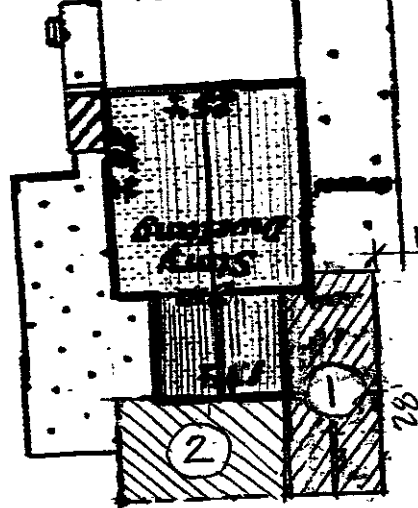
ITEM # 389

00'00" 1.01'005

JERICHO ROAD

12235

P.O.B.



N 87° 45' W 218.15'

S 85° 30' E 229.95'

MICROFILMED

96-389-A

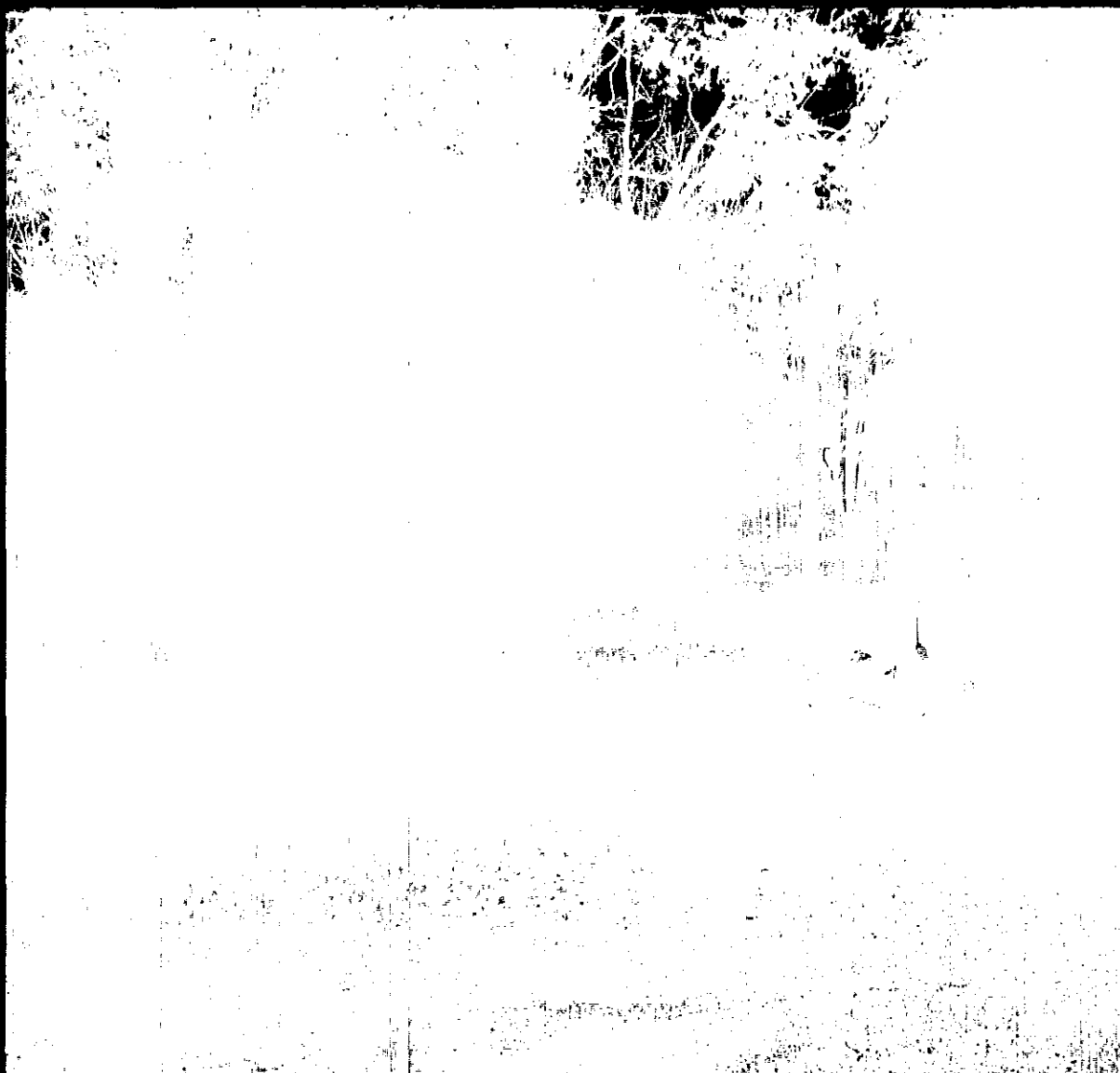
ITEM # 389

12235 JERICHO RD.

SCALE: 1" = 25'-0"

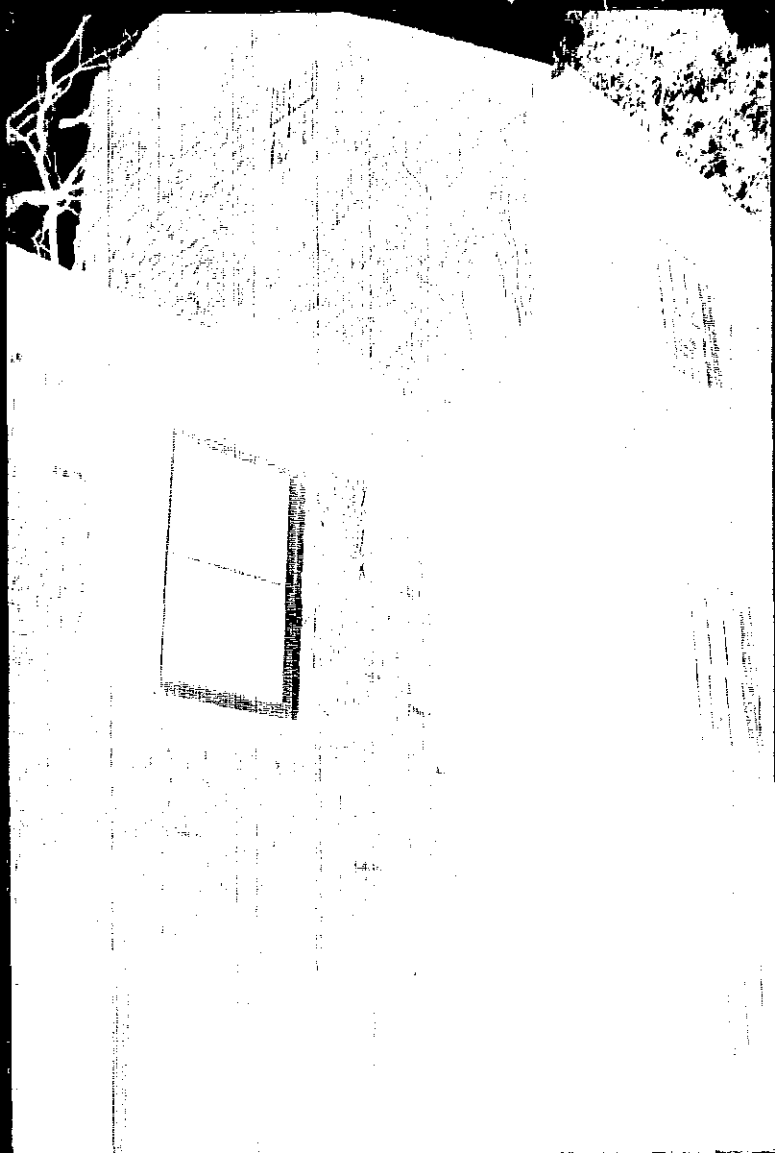
N 05° 40' E 118.01'

GUNPOWDER TRAIL



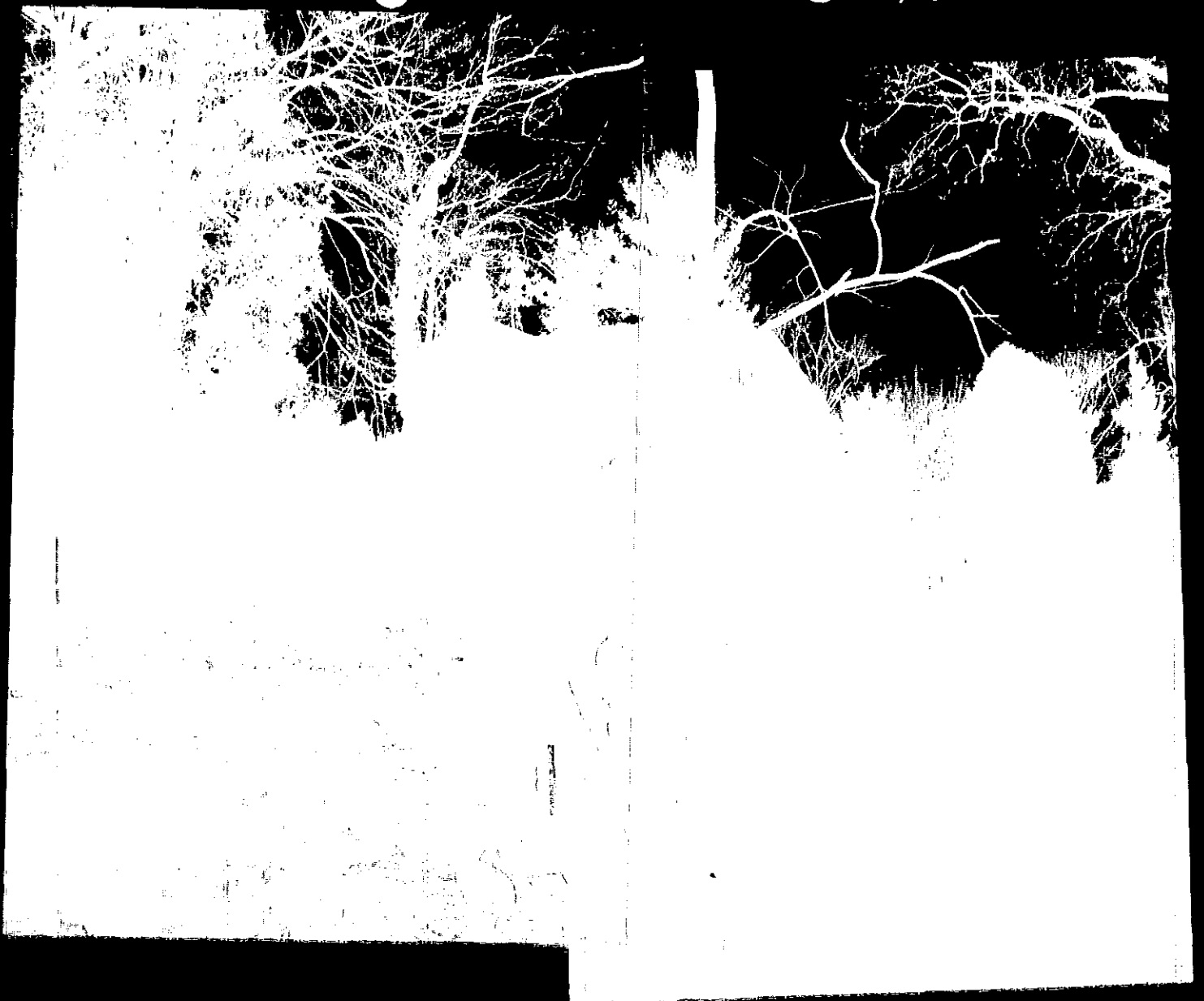
View east from top of driveway @ Jericho Rd.
 Note: cedar trees @ left are on property line
 15' 0" from edge of proposed addition.

addition.

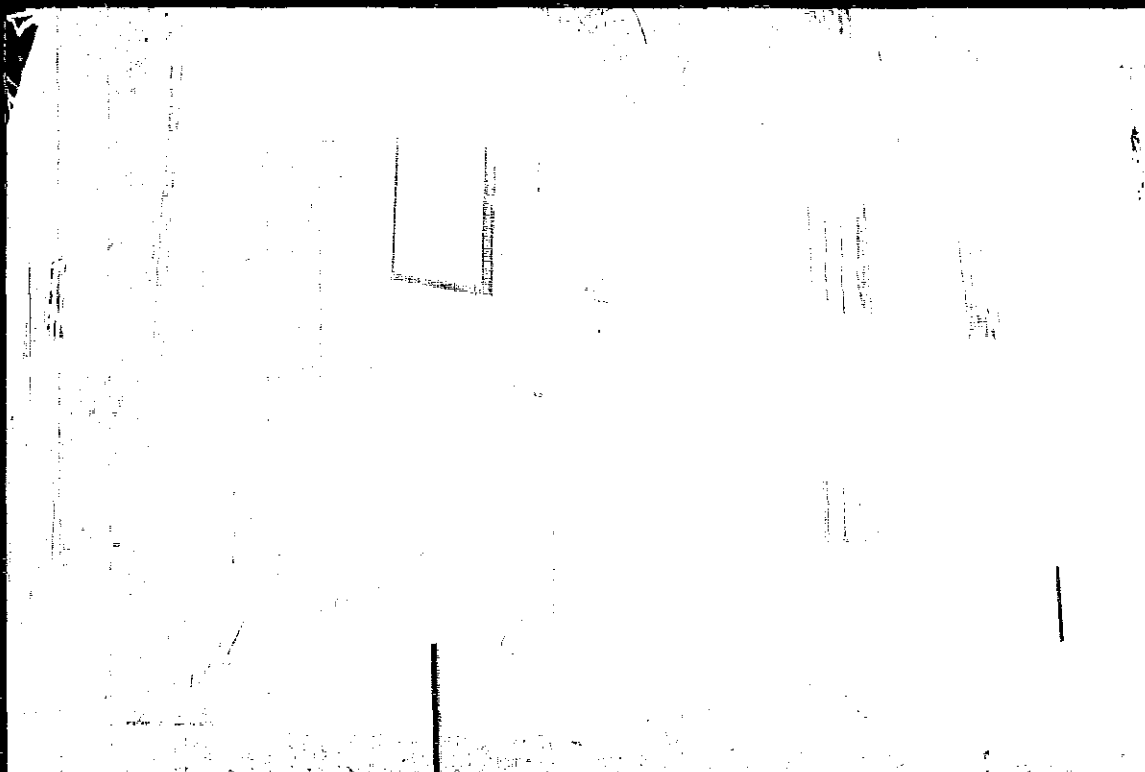


MICROFILMED

96-389-A



View looking NN West
Toward Neighbor's house (White Stake in fore-
ground is Eastern edge of 13' x 20' addition and
is 15' 0" to property line.



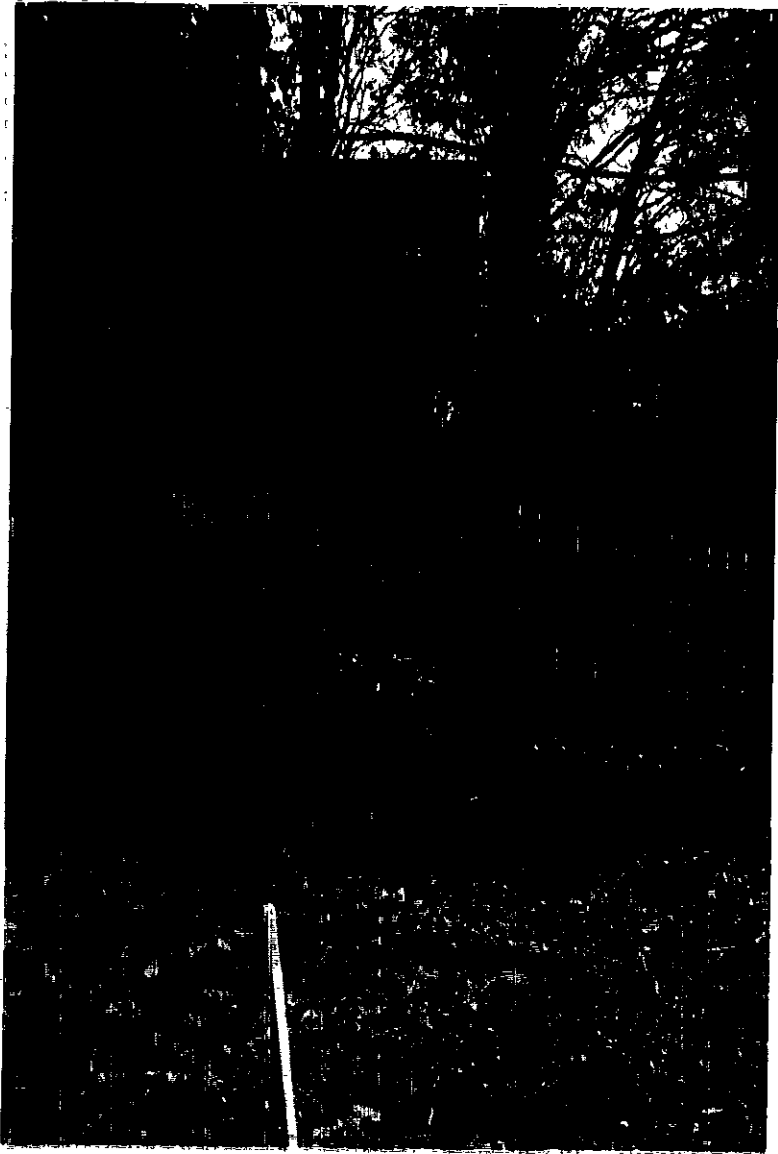
View looking
South (white
stake is edge
of utility addi-
tion

MICROFILMED



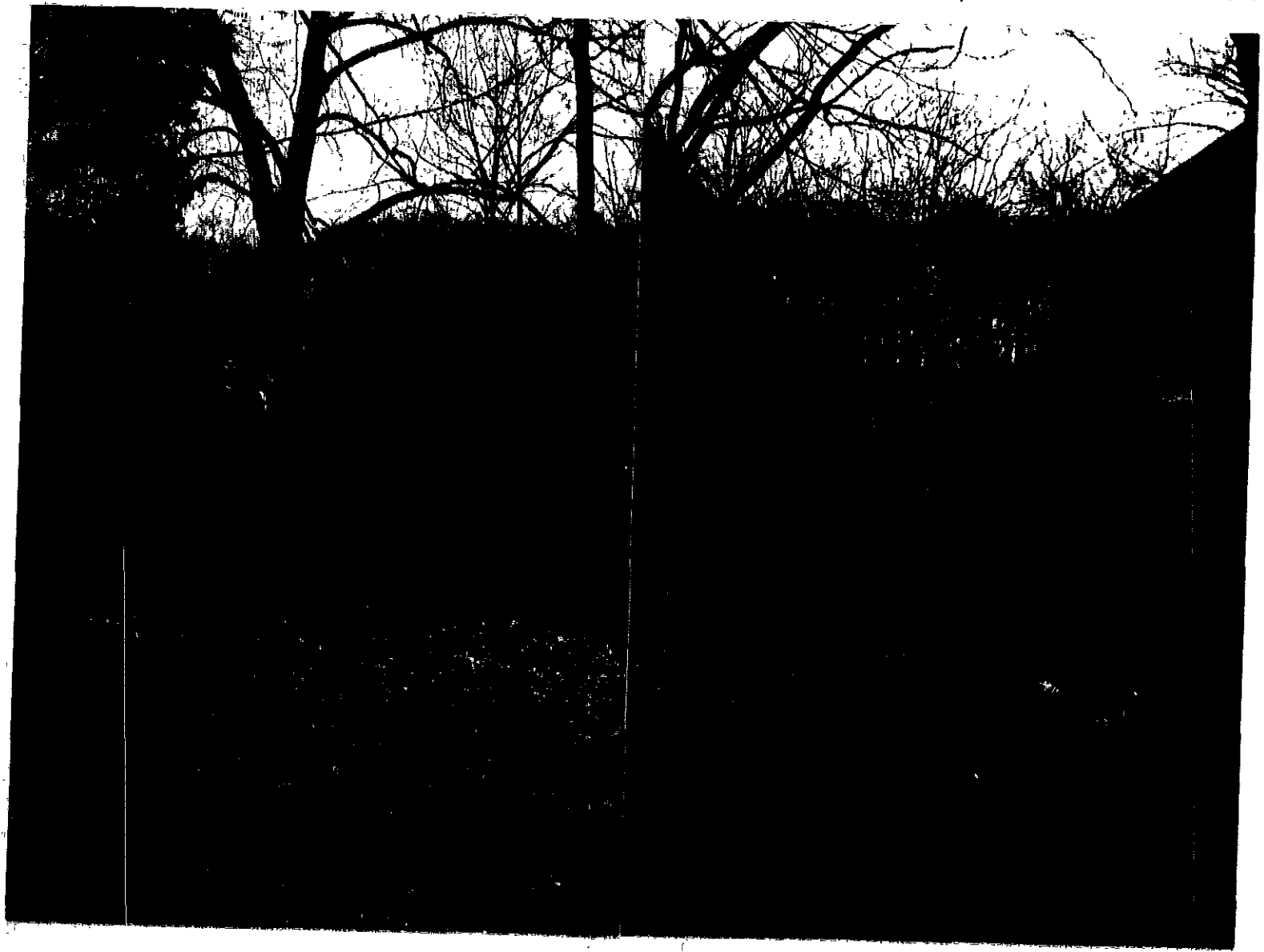
View West up driveway
toward Jericho Rd. White stakes @ 12'0" from
existing brick addition. Shows 15'-0" setback to
neighbors privacy fence.

96-389-A



View due North toward
neighbors' house. White
stake is western edge
of proposed addition,
15'-0" to privacy fence on
property line.

MICROFILMED



View east from driveway toward river (Two white stakes are edges of utility RM addition, 13 X 14'-1 1/2 story with storage section A) addition in line and another 14' 0" toward the east



AERIAL VIEW OF 12235 JERICHO RD.

MICROFILMED

ITEM# 389

2084/39/40



LIBER 2084 PAGE 39

This Deed, Made this 10th day of March - - - -
in the year one thousand nine hundred and fifty-two - - - between AUGUSTUS UNKART
and MARIE UNKART, his wife - - - -
of Baltimore County - - - - in the State of Maryland of the first part, and
R. HUGH GIFFORD and CAROLYN M. GIFFORD, his wife, of Baltimore County,
State of Maryland - - - -
of the second part, witnesseth:



That in consideration of the sum of Five Dollars, and other good and valuable
considerations, the receipt whereof is hereby acknowledged,

the said Augustus Unkart and Marie Unkart, his wife - - - -

do grant and convey unto the said R. Hugh Gifford and Carolyn M. Gifford,
his wife, as tenants by the entireties, their assigns, the survivor of
them, his or her - - - -

heirs and assigns, in fee-simple, all that lot - - - - of ground situate
lying and being in Baltimore County - - - State of Maryland, the improvements thereon
being now known as Number

and described as follows, that is to say:

BEGINNING for the same at an iron spike driven in the center of
the Franklinville Road (as now constructed) at the point distant 160.14 feet
south 83 degrees 19 minutes 49 seconds east from a large stone heretofore
planted at the end of the ninth or south 3/4 degrees east 49 1/2 perch line of
that tract of land which by deed dated October 1, 1919 and recorded among
the Land Records of Baltimore County in Liber W.P.C. No. 516, folio 328,
etc., was conveyed by The Mount Vernon Woodberry Mills, Inc. to Augustus
Unkart, said point being also distant 34.39 feet north 47 degrees 55 minutes
30 seconds west from the northwest corner of a stone dwelling erected on
the parcel of land now being described, and running thence binding on the
center of said Franklinville Road (as now constructed) south 0 degrees
40 minutes east 100.00 feet to an iron spike driven in the center of said
road, thence leaving the center of said road and running for a line of
division south 83 degrees 30 minutes 30 seconds east 229.95 feet to the
center of the Gunpowder River, thence running with and binding on the
center thereof north 5 degrees 40 minutes 14 seconds west 118.01 feet,
thence leaving the center of said river and running for a second line of
division north 87 degrees 45 minutes west 218.15 feet to the place of
beginning. Containing .554 acres of land more or less.

96-389-A

ITEM #389

MICROFILMED

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
E/S Jericho Road, 2280 ft. (+/-) S of c/l Jericho Road
12235 Jericho Road
11th Election District
5th Councilmanic District
Ellwood L. Gruber, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-389-A
* Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Ellwood L. Gruber and Ellen R. Gruber, his wife, for that property known as 12235 Jericho Road in the Kingsville section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1A04.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 15 ft., in lieu of the required 50 ft., for an additional bath and storage room. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of May, 1996 that the Petition for a Zoning Variance from Section 1A04.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 15 ft., in lieu of the required 50 ft., for an additional bath and storage room, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the Zoning Plans Advisory Committee (ZAC) comments submitted by Development Plans Review Division dated April 26, 1996 (copy attached) are adopted in their entirety and made a part of this Order.

ORDER RECEIVED FOR FILING
Date 5/16/96
By Michael J. O'Meara

LES:mn
encl.

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 8, 1996

Mr. and Mrs. Ellwood L. Gruber
2405 Pickwick Road
Baltimore, Maryland 21207

RE: Petition for Administrative Variance
Case No. 96-389-A
Property: 12235 Jericho Road

Dear Mr. and Mrs. Gruber:

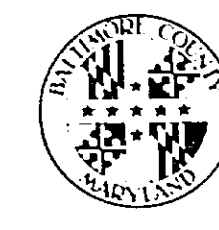
Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mn
encl.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12235 JERICHO ROAD
which is presently zoned R.C.S.

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property, situated in Baltimore County, and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.B.3 (BCZR)
To allow a side yard setback of 15 ft. in lieu of the required 50 ft. for the additional bath and storage room.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty.

(same as other side)

Property is to be posted and advertised as prescribed by Zoning Regulations.
I do hereby agree to pay expenses of above Variance advertising, posting, etc., upon filing of the petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County, adopted pursuant to the Zoning Law for Baltimore County.

Signature of Petitioner: Ellwood L. Gruber
Signature of Spouse: Ellen R. Gruber
Signature of Agent: Michael J. O'Meara
Signature of Zoning Commissioner: Lawrence E. Schmidt
Signature of Appeals Clerk: Michael J. O'Meara
Signature of Planning Director: Michael J. O'Meara
Signature of Zoning Administrator: Michael J. O'Meara
Signature of Zoning Commissioner: Lawrence E. Schmidt
Signature of Appeals Clerk: Michael J. O'Meara
Signature of Planning Director: Michael J. O'Meara
Signature of Zoning Administrator: Michael J. O'Meara

A Public Hearing having been held and the Board of Appeals having voted in favor of the granting of the Variance, the undersigned hereby certifies that the same is in accordance with the provisions of the Zoning Law of Baltimore County and the Zoning Regulations of Baltimore County.

RECEIVED BY: R.T. DATE: 4-9-96
ESTIMATED POSTING DATE: 4-9-96
ITEM #: 389

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does do presently reside at 2405 PICKWICK RD.

BALTIMORE MD 21207-6634

City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance of the above address, in accordance with the provisions of the Zoning Law of Baltimore County:

WE DESIRE TO CONSTRUCT A 1 1/2 STORY (15'0" x 20'0") ADDITION TO BASE A UTILITY 1/2 BATH AND STORAGE RM (SEE 1 ON SKETCH ATTACHED) TO THE NORTH OF AN EXISTING 2 STORY BRICK ADDITION. THIS IS NECESSITATED PARTIALLY BECAUSE THE EXISTING PORCH IS IMPROPERLY VENTED AND INSUFFICIENT STORAGE IS AVAILABLE FOR ONE FAMILY (TWO CHILDREN) WE HAVE IN THE FUTURE TO CONSTRUCT A TWO STORY ADDITION CONTAINING A FAMILY RM, WITH ADDITIONAL SPACE ON THE SECOND LEVEL (SEE 2 ON SKETCH) WHICH IS SOUTH OF AND EAST OF EXISTING BRICK ADDITION.

That Affiant(s) acknowledges that if a process is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Ellwood L. Gruber Ellen R. Gruber
Signature of Affiant(s) Signature of Affiant(s)
Type of Affiant(s) Type of Affiant(s)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit
I HEREBY CERTIFY, this 08 day of APRIL, 1996, before me, a Notary Public of the State of Maryland, and for the County aforesaid, personally appeared
ELLWOOD L. GRUBER

the Affiant(s) herein, personally known to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinbefore set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

APRIL 08, 1996

Notary Public

My Commission Expires 1/30/99

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description. DO NOT USE THIS FORM FOR "FILL-IN THE BLANK." Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form.

ZONING DESCRIPTION FOR 12235 JERICHO ROAD
(address)

Beginning at a point on the EAST side of

JERICHO RD which is 20

name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 2800' ± SOUTH of the

(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street JERUSALEM RD.

(name of street)

which is 30' wide "Being Lot # _____"

(number of feet of right-of-way width)

Block _____ Section _____ in the subdivision of _____

(name of subdivision)

as recorded in Baltimore County Plat Book # _____ Folio # _____

containing _____ also known as 12235 JERICHO RD.

(square feet or acres) (property address)

and located in the 11 Election District 5 Councilmanic District

"If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state "As recorded in Deed Liber _____ Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N 87° 12' 13" E 321.1 ft. S 18° 21' 03" E 67.2 ft. S 62° 18' 02" W 318 ft. and N 08° 15' 22" W 80 ft. to the place of beginning.

ITEM # 389

9

12235 JERICHO RD (KINGSVILLE, MD).

POINT 34.39 FEET NORTH 47 DEGREES 55 MINUTES 30 SECONDS WEST FROM THE NORTHWEST CORNER OF STONE DWELLING ERECTED ON THE PARCEL OF LAND NOW BEING DESCRIBED, AND RUNNING THENCE BINDING ON THE CENTER OF FRANKLINVILLE RD. (NOW JERICHO) SOUTH 0 DEGREES 40 MINUTES EAST 100.00 FEET TO AN IRON SPIKE DRIVEN CENTER OF SAID ROAD AND RUNNING FOR A LINE OF DIVISION SAID 83 DEGREES 30 MINUTES 30 SECONDS EAST 229.95 FEET TO THE CENTER OF THE LITTLE ANNOPOWICK RIVER, THENCE RUNNING WITH AND BINDING ON THE CENTER TIER OF NORTH 5 DEGREES 40 MIN. 14 SEC. WEST 118.01 FT. THENCE LEAVING THE CENTER OF SAID RIVER AND RUNNING FOR A SECOND LINE OF DIVISION NORTH 87 DEGREES 45 MIN WEST 218.15 FT. TO THE PLACE OF BEGINNING. CONTAINING .554 ACRES OF LAND MORE OR LESS.

UPPER 2084 PAGE 39 & 40.

ITEM # 389

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

96-389-A

District 11th Date of Posting 4-9-96
Posted for: Administrative Variance
Petitioner: Ellwood L. Gruber & Ellen R. Gruber
Location of property: 12235 Jericho Road
Location of Sign: _____
Remarks: _____
Posted by: Michael J. O'Meara Signature Date of return: 4-9-96
Number of Signs: _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE _____ ACCOUNT _____

AMOUNT \$ _____

RECEIVED FROM _____

96-389-A

FOR _____

VALIDATION ON SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 389 Petitioner: ELLWOOD L. GRUBER
Location: 12235 JERICHO RD, KINGSVILLE, MD 21087
PLEASE FORWARD ADVERTISING BILL TO:
NAME: E.L. GRUBER
ADDRESS: 2405 PICKWICK RD.
BALTIMORE, MD 21207-6634
PHONE NUMBER: 440-3104 (H) 440-0600 (W)

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 17, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-389-A (Item 389)
12235 Jericho Road
1/8 Jericho Road, 2280 1/2 S of c/l Jericho Road
11th Election District - 5th Councilmanic
Legal owner(s): Ellwood L. Gruber and Ellen R. Gruber

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-4391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before April 21, 1996. The closing date (May 6, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) Should your case require a public hearing, whether due to a neighbor's formal request or by Order of the Commissioner, the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by you, the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon
Arnold Jablon
Director

cc: Ellwood and Ellen Gruber

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 7, 1996

Ellwood and Ellen Gruber
2405 Pickwick Road
Baltimore, MD 21207-6634

RE: Item No.: 389
Case No.: 96-389-A
Petitioner: Ellwood Gruber, et ux

Dear Mr. and Mrs. Gruber:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 26, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

MCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: April 26, 1996
FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management
SUBJECT: Zoning Advisory Committee Meeting
for April 29, 1996
Item No. 389

The Development Plans Review Division has reviewed the subject zoning item. This site is adjacent to the Little Gunpowder River and Gunpowder Falls State Park. Check with the State for the limits of the 100 year floodplain along the Little Gunpowder River.

The County requirements are:

The rear of buildings may not be constructed within 20 feet of the limits of the floodplain as established for a 100-year flood level with a 1-foot freeboard. See Plate D-19 in the Baltimore County Design Manual, adopted 1983 and revised February 1985.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the floodplain elevation in all construction.

RWB:HJO:jrb

cc: file

ZONER

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 4-23-96
DATE: 4-23-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s:

389
390
392
394
395
396
397
398

LS:sp

LETTYZ/DEPRM/TXTSBB

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
DATE: April 17, 1996
FROM: Pat Keller, Director
Office of Planning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 389, 390, 391, 392, 393, and 395

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Darryl L. Kline*

PK/JL

ITEM389/PZOM/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 389 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

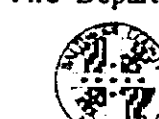
Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4850

DATE: 04/18/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STDP-1105

RE: Property Owner: SEE BELOW

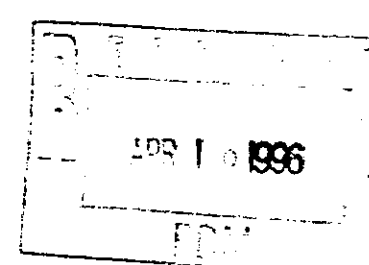
Location: DISTRIBUTION MEETING OF APRIL 22, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 389, 390, 391, 392, 393, 394, 395, 397 AND 398.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4831, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: April 26, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for April 29, 1996
Item No. 389

The Development Plans Review Division has revised the subject zoning item. This site is adjacent to the Little Gunpowder River and Gunpowder Falls State Park. Check with the State for the limits of the 100 year floodplain along the Little Gunpowder River.

The County requirements are:

The rear of buildings may not be constructed within 20 feet of the limits of the floodplain as established for a 100-year Flood level with a 1-foot freeboard. See Plate D-15 in the Baltimore County Design Manual, adopted 1983 and revised February 1985.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the floodplain elevation in all construction.

RWB:BJO:jrb

cc: file

ZP:NEA

PETITION PROBLEMS

#389 --- RT

1. Only 1 signature was notarized.

#394 --- MJK

1. No telephone number for legal owner.

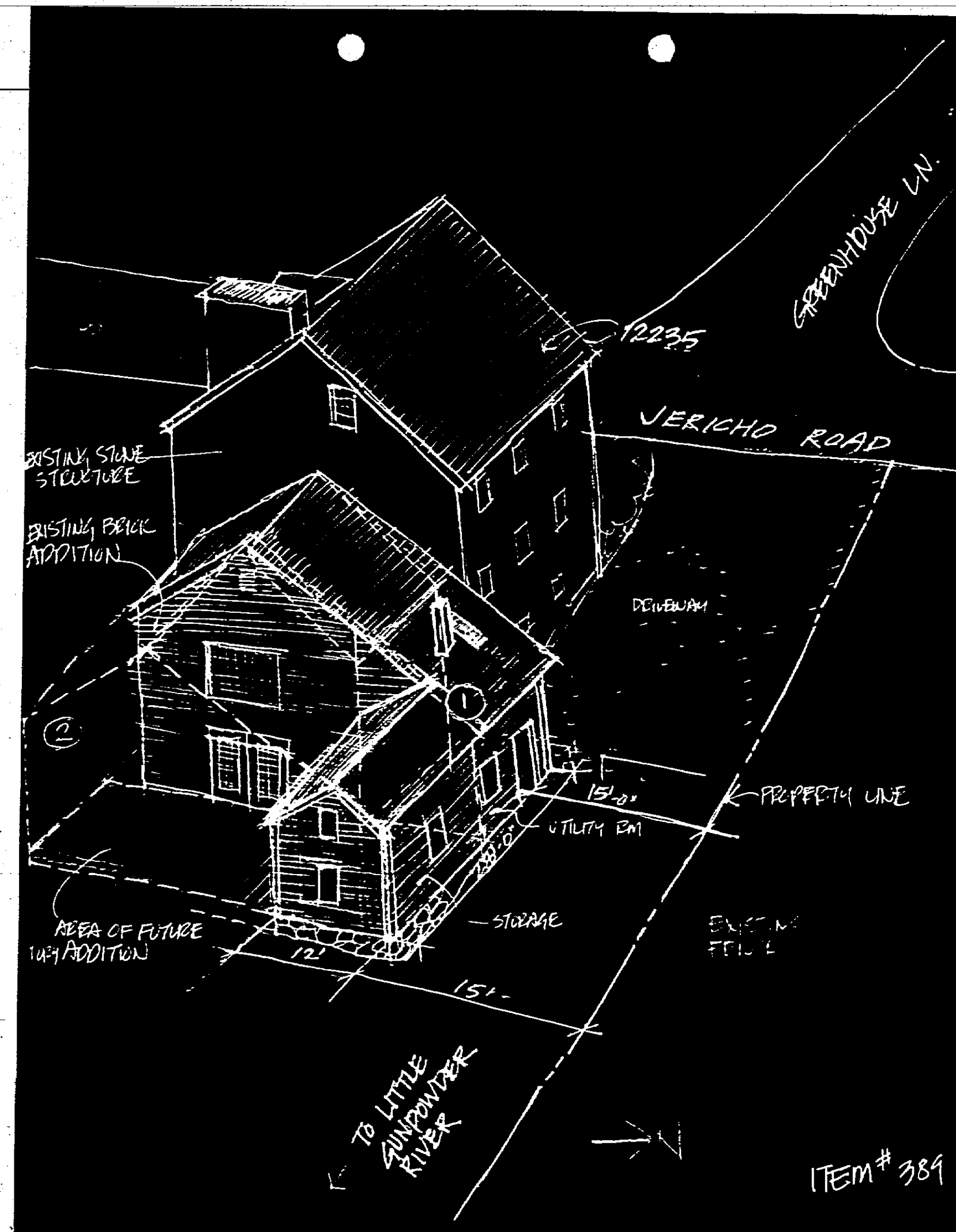
#395 --- CAM

1. No review information on bottom of petition form.

#396 --- CAM

1. Plat says legal owner/applicant is "Ridgeway Manor Nursing Home". Petition says legal owner is "Burleigh Enterprise Limited Partnership". Which is correct???
2. Need title of person signing for legal owner.
3. Need address of legal owner (including zip code).
4. Need telephone number for legal owner.

April 15, 1996



Plat to accompany Petition for Zoning Variance ☒ Special Hearing

PROPERTY ADDRESS: 12235 JERICHO RD, KINGMAN, MD

Subdivision name: _____

Plat Book # _____ Section # _____

OWNER: EDWARD & ELEN GORBER

96-389-A

North arrow pointing up.

Scale of Drawing: 1" = 40'

Prepared by: W. H. H. H.

LOCATION INFORMATION

Election District: II

Councilmanic District: 5

1"=200 scale map: NE 15-K

Zoning: R.C.5

Lot size: 1.554 acreage

Square feet: _____

SEWER: ☐

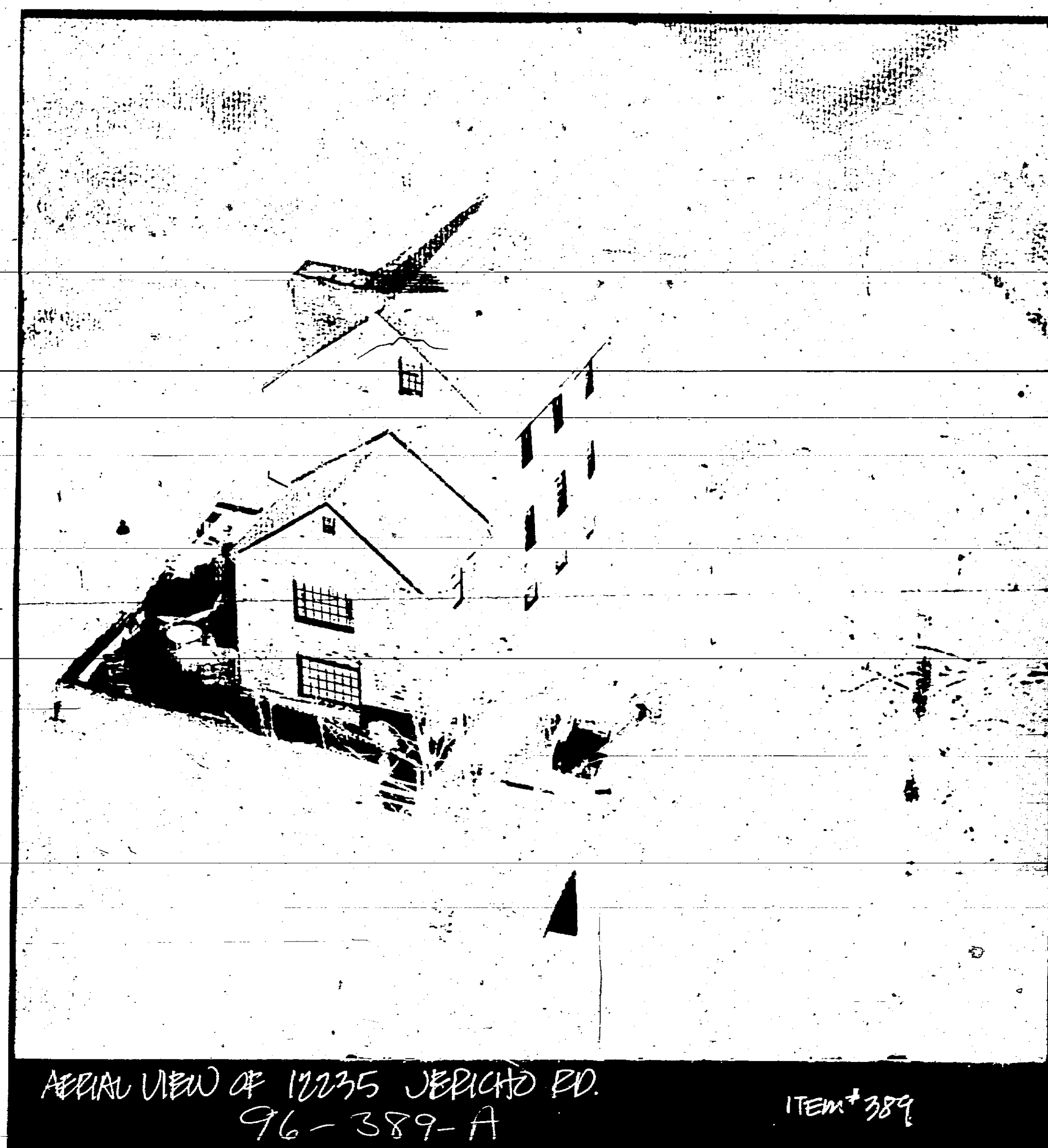
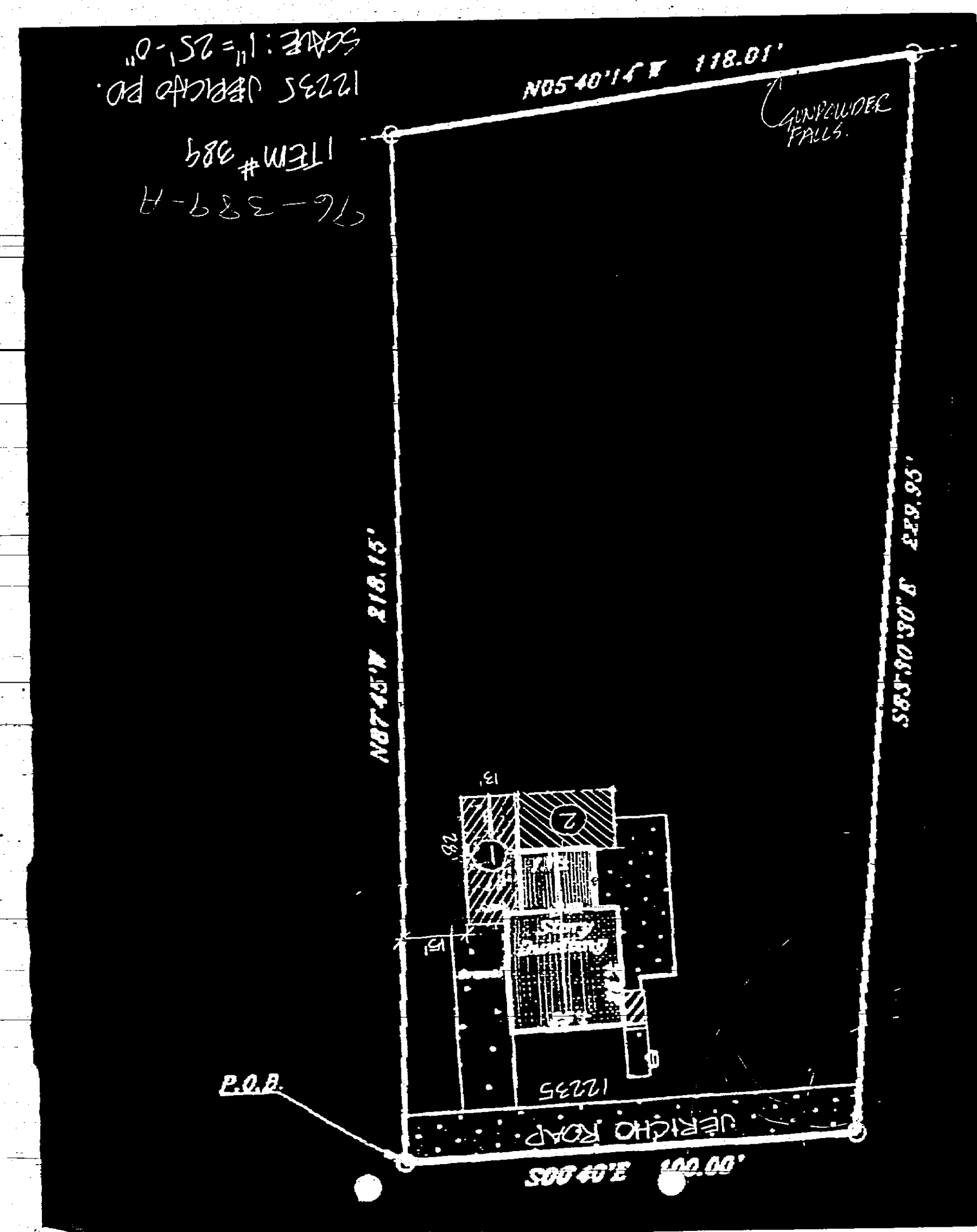
WATER: ☐

Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

Reviewed by: _____ ITEM #: 389



USA 2084 REC 39

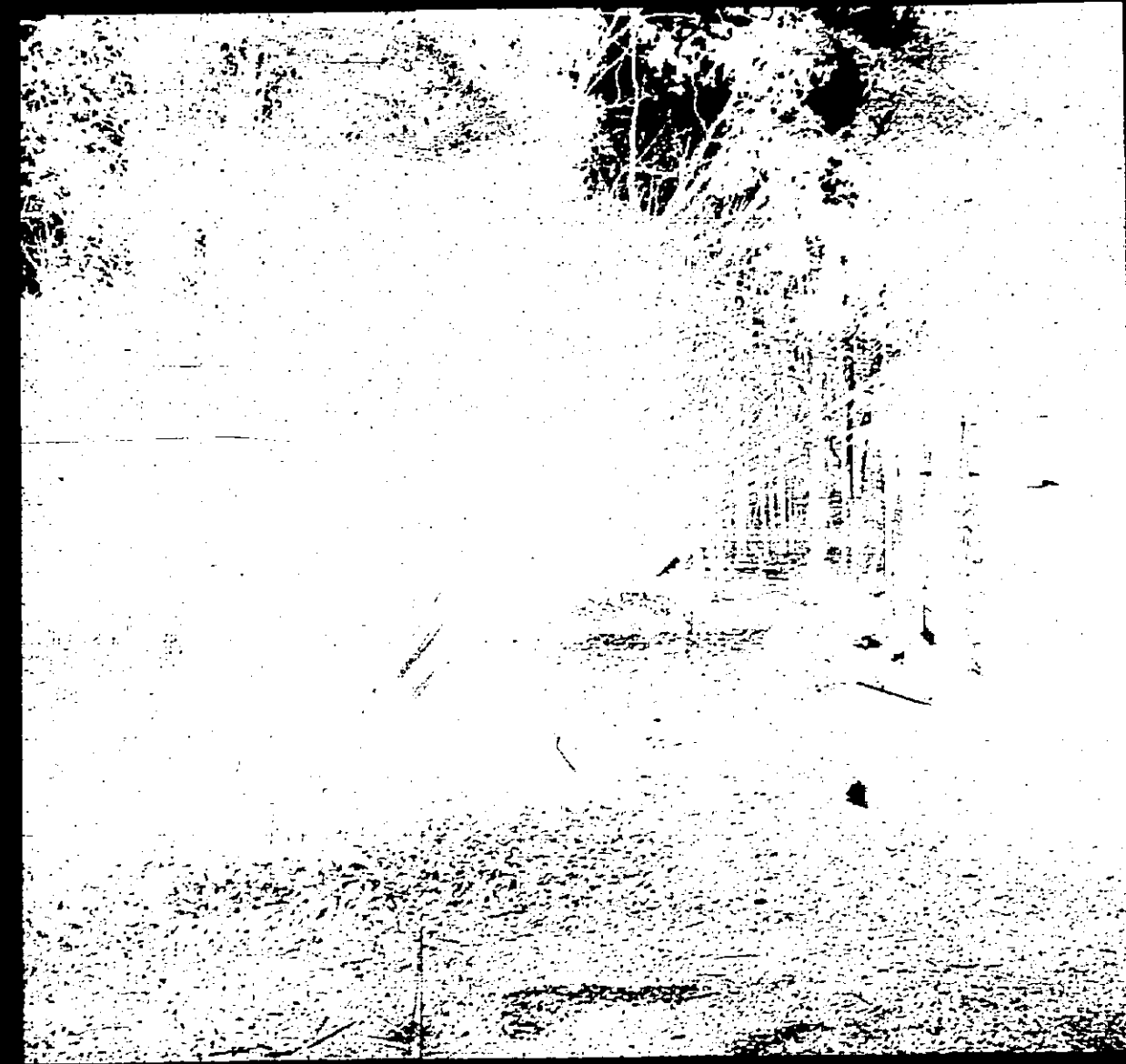
This Deed, Made this 10th day of March, 1996, in the year one thousand nine hundred and fifty-two, between AUGUSTUS UNKART and MARIE UNKART, his wife, of Baltimore County, in the State of Maryland, of the first part, and R. HUGH GIFFORD and CAROLYN M. GIFFORD, his wife, of Baltimore County, State of Maryland, of the second part, witnesseth:

That in consideration of the sum of Five Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged,

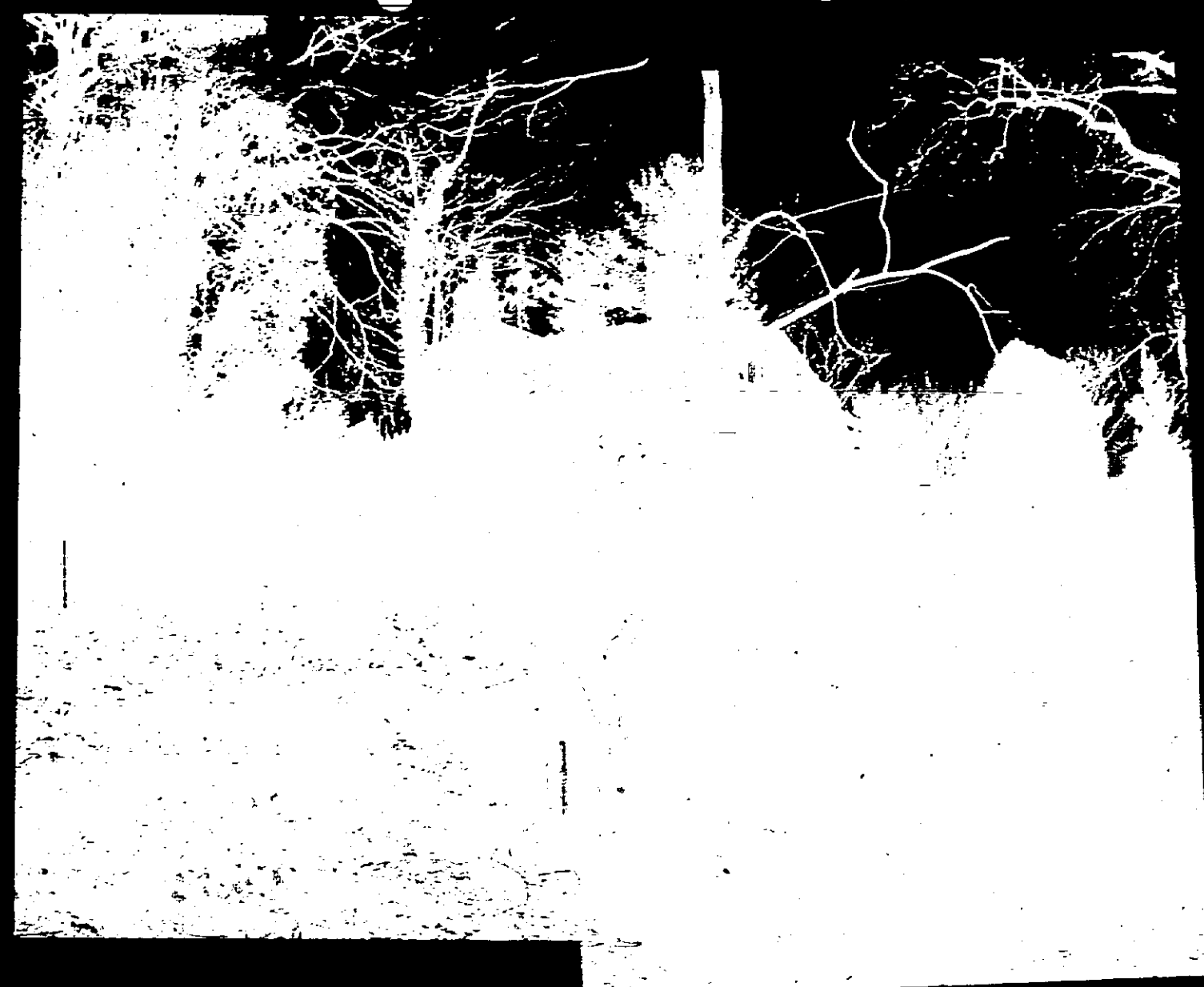
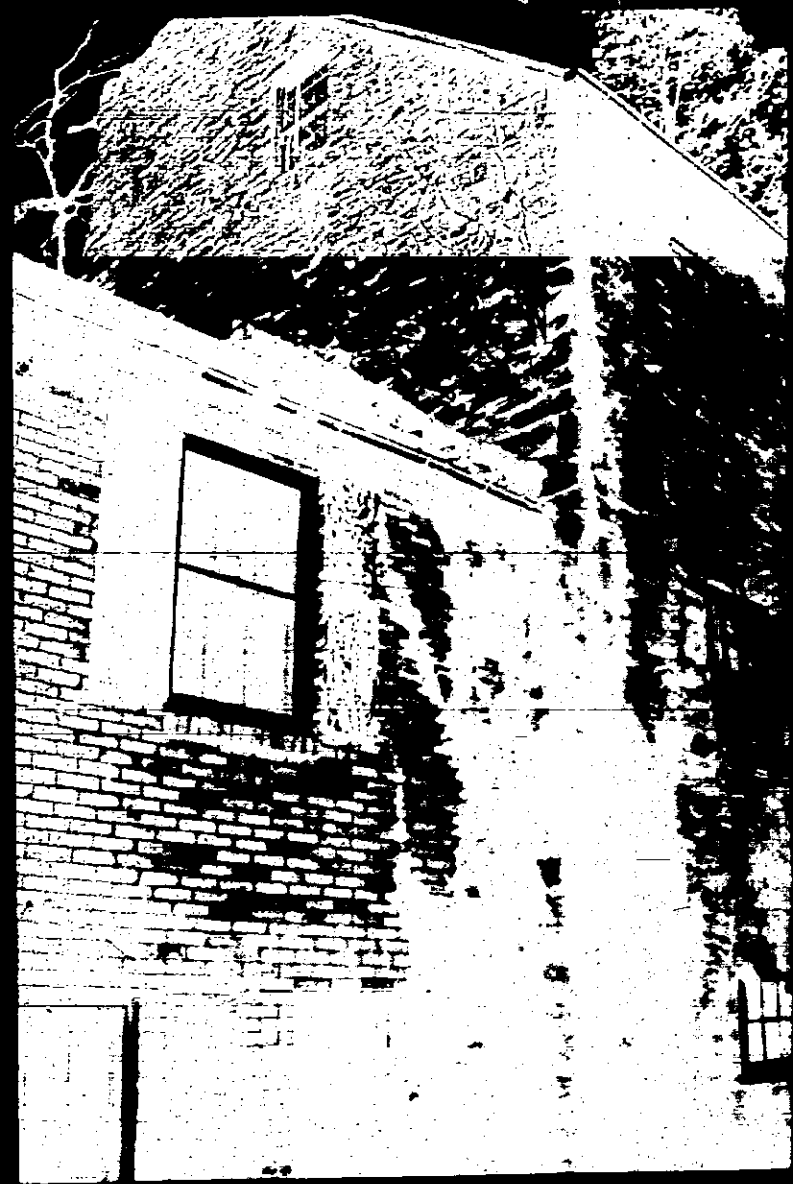
the said Augustus Unkart and Marie Unkart, his wife, do grant and convey unto said R. Hugh Gifford and Carolyn M. Gifford, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee-simple, that lot of ground situate lying and being in Baltimore County, State of Maryland, the same being more particularly described as follows, that is to say:

BEGINNING for the same at an iron spike driven in the center of the Franklinville Road (as now constructed) to the point distant 160.14 feet south 81 degrees 19 minutes 47 seconds east from a large stone heretofore placed at the end of the ninth or south 3/4 degrees east 401 feet line of that tract of land which by deed dated October 1, 1919 and recorded against the land records of Baltimore County in Liber W.P. 20, 515, folio 375, and conveyed by the Mount Vernon Macomber Mills, Inc. to Augustus Unkart, said point being also distant 24.39 feet north 47 degrees 55 minutes 30 seconds west from the northwest corner of a stone dwelling erected on the parcel of land now being described, and running thence binding on the center of said Franklinville Road (as now constructed) south 0 degrees 10 minutes east 122.07 feet to an iron spike driven in the center of said road, thence leaving the center of said road and running for a line of division north 82 degrees 30 minutes 30 seconds east 229.05 feet to the center thereof north 5 degrees 40 minutes 14 seconds west 118.01 feet, thence leaving the center of said river and running for a second line of division north 87 degrees 19 seconds west 218.15 feet to the place of beginning, containing .554 acres of land more or less.

96-389-A ITEM # 389



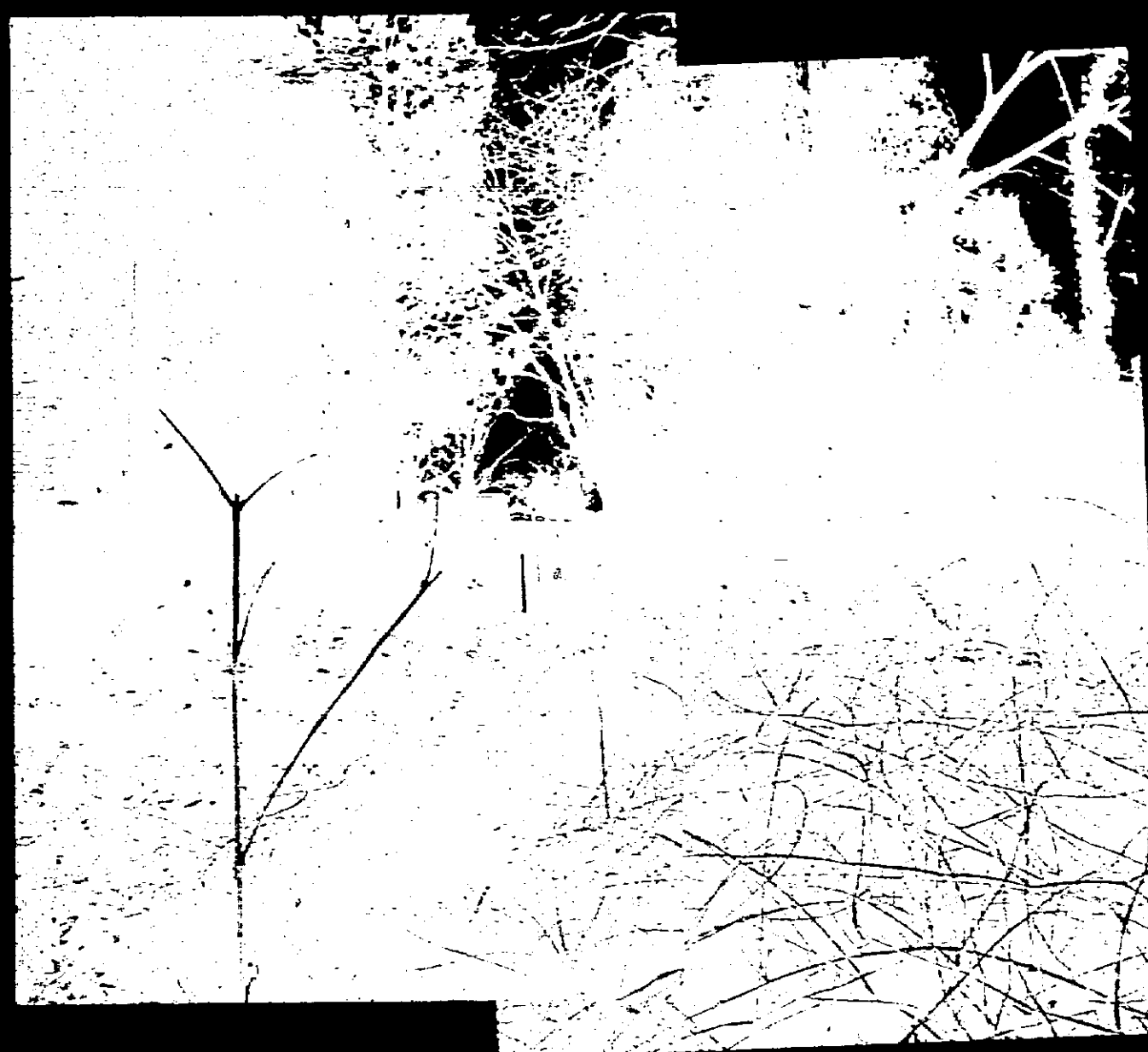
View east from top of driveway @ Jericho Rd.
Note: cedar trees @ left are on property line
15' 0" from edge of proposed addition
addition.



View looking N.N. West
Toward Neighbor's house (White Stake in fore-
ground is Eastern edge of 13' x 20' addition and
is 15' 0" to property line.



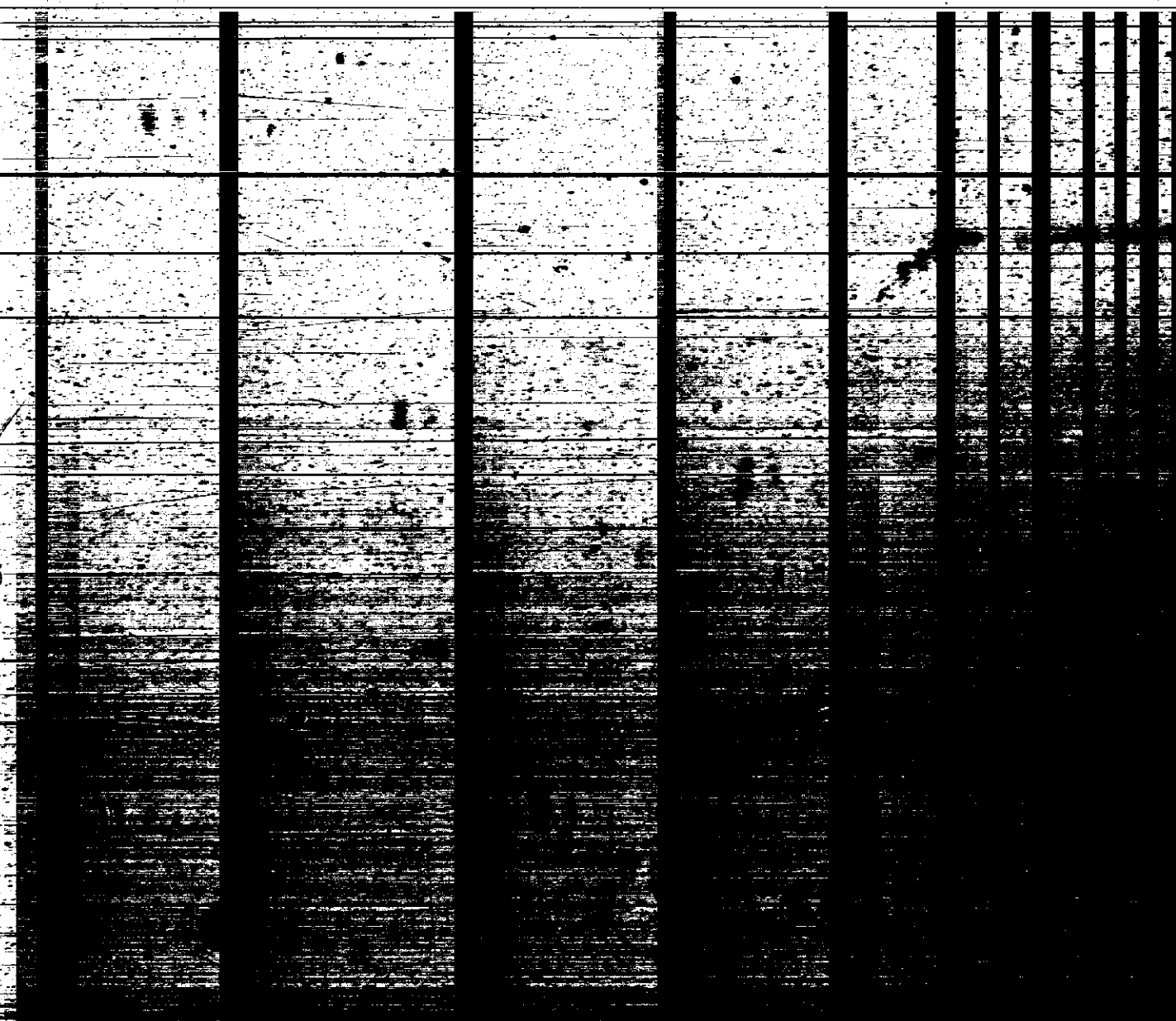
View looking
South (white
stakes are edge
of utility addi-
tion)



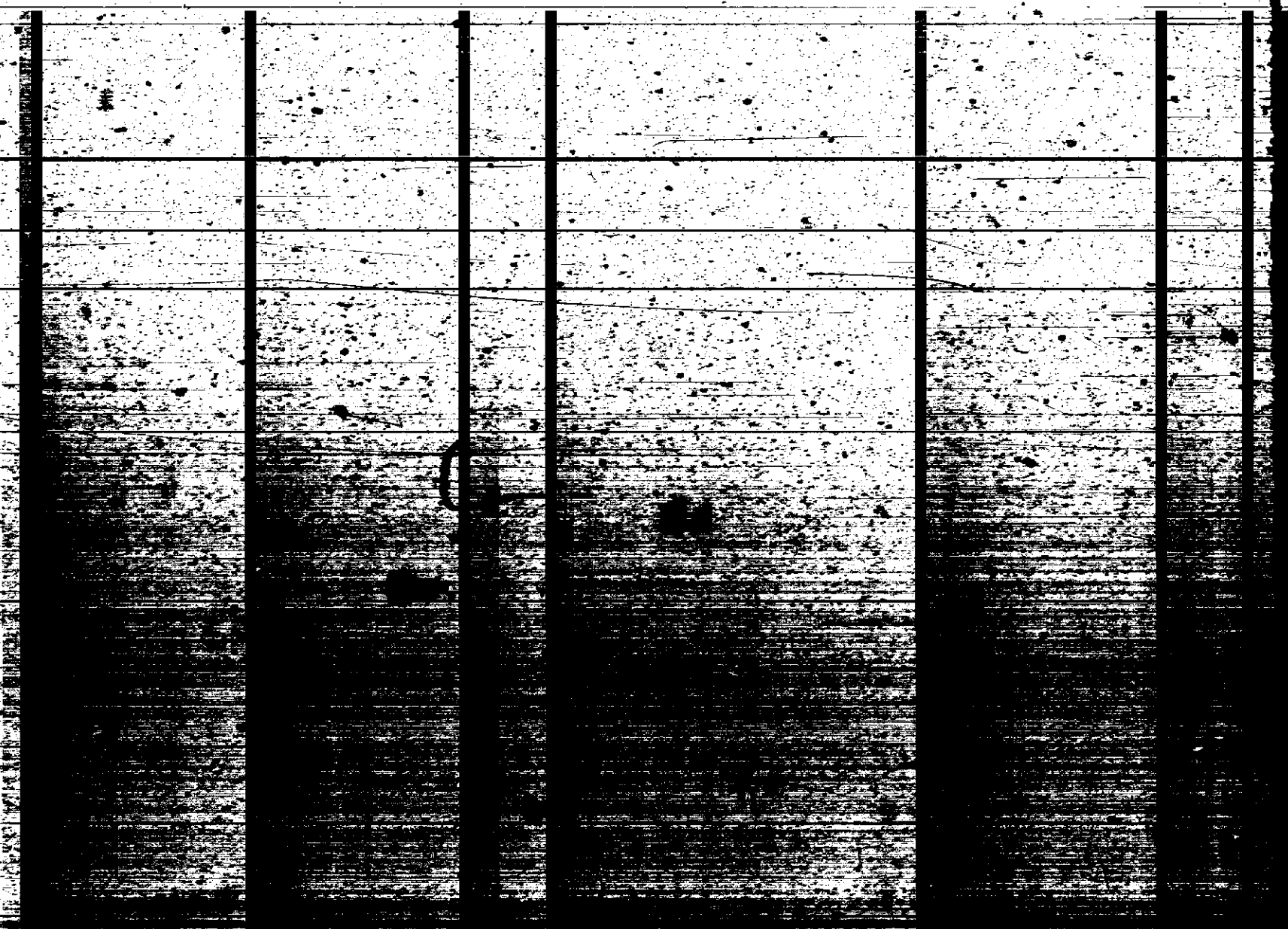
View West up driveway
toward Jericho Rd. White Stakes @ 12' 0" from
existing brick addition. Shows 15' 0" setback to
neighbors privacy fence.



View due North toward
neighbors' house. White
stake is western edge
of proposed addition,
15' 0" to privacy fence on
property line.



View east from driveway to end river (Two white
stakes are edges of utility RM addition, 13' x 14' - 1/2
story with storage section of addition in line
and another 14' 0" toward the east)





Q-NE QQ-NW UU-SE TT-SW	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP		1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 <small>Ord. Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92</small> <i>William A. Howard IV</i> Chairman, County Council	SCALE 1" = 200' DATE OF PHOTOGRAPH JANUARY 1986	LOCATION SOUTH OF JERUSALEM ITEM # 389	SHEET N. E. 15-K
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THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

96-389-A



BALTIMORE COUNTY **96-389-A**
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1956

LOCATION
ITEM #389
SOUTH OF
JERUSALEM

SHEET
N E
15-K